

**City of Fayetteville  
Mayor and City Council Called Meeting  
Minutes  
December 1, 2015**

**Call to Order**

The Mayor and City Council of Fayetteville met in called meeting session on December 1, 2015 at 6:00 p.m. in the Council Chambers at City Hall. Mayor Greg Clifton called the meeting to order, followed by Opening Prayer and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Mickey Edwards, Edward Johnson, Paul Oddo, Scott Stacy, and James Williams. Staff members present were City Manager Ray Gibson and City Clerk Anne Barksdale.

Councilmember Williams asked to add discussion item at the end of meeting for updates on Holiday Inn project and Highway 54 Corridor project. Oddo moved to approve the agenda as presented. Stacy seconded the motion. Motion carried unanimously.

**Public Hearings:**

Mayor Clifton called R-37-15 – TAD Agreement Highway Corridor – Public Hearing and 1<sup>st</sup> Reading.

Brian Wismer, Director of Community Development along with Geoff Koski of Bleakly Advisory Group, discussed and presented a powerpoint on the revised TAD #1. The team at Bleakly Advisory Group, who consulted on the current TAD, has worked with Staff to prepare an updated Redevelopment Plan for consideration that incorporates additional parcels into its boundary map.

Mr. Wismer stated in 2013, the City adopted a Redevelopment Plan and set parcel boundaries for Tax Allocation District (TAD) #1 which identified areas to be targeted for redevelopment within the downtown district and highway corridor. The boundaries were set according to areas determined to have the greatest potential to benefit from this financial tool.

He said following this year's annual Council retreat, the City Council directed Staff to explore ideas for further development of the downtown district. Through this process, other parcels adjacent to the current TAD boundary have been identified that would benefit downtown development efforts in the City if they were included in the TAD.

In addition, the Redevelopment Plan updates the vision and goals for the TAD, provides current assessed valuations for the properties within the TAD, methods of financing, and a school system impact analysis. Because the base assessment will be reset to 2015 property values, any monies

scheduled to be collected this current year will be forfeited, and the TAD fund will be reset to a \$0 balance.

Staff has recently secured a commitment from the Fayette County School Board to participate in the amended and will seek approval from the County Commission on December 10.

Mr. Wismer said it is important to adopt this revised plan in the current year so that it can become effective in the 2016 tax year. As this will further the City's redevelopment efforts of the downtown district and its existing, aging commercial areas, staff recommends adoption of the resolution and revised Redevelopment Plan for TAD #1 as proposed.

After Council discussion, County Commissioner Chuck Oddo gave general comments on the TAD.

Mayor Clifton stated this was posted for 1<sup>st</sup> Reading.

Mayor Clifton called Councilmember Jim Williams for other concerns to be discussed.

Councilmember Williams asked Brian Wismer, Director of Community Development about the status of the Holiday Inn project.

Mr. Wismer said there were no revised elevation plans submitted yet. He attended a preconstruction meeting last week and added the building would probably be all brick and there would be a 10ft. perimeter buffer. They have pulled a land disturbance permit.

Also discussed was a noise disturbance complaint about Pinewood contractors conducting 3:00am pourings. Council discussed how this relates to our noise ordinance and how this can be incorporated into our ordinance in the future. As of now Mr. Wismer said businesses are told to give us a "heads up" when noise issues out of the ordinary come up so that we can let residents know.

Oddo moved to adjourn the meeting. Williams seconded the motion. The motion carried unanimously.

Respectfully submitted,

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Anne Barksdale, City Clerk